

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

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**Caption in Compliance with  
D.N.J.LBR 9004-1****STEWART LEGAL GROUP, P.L.***Formed in the State of Florida*

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*Attorney for Creditor***Order Filed on June 10, 2020  
by Clerk,  
U.S. Bankruptcy Court  
District of New Jersey**

In re:

Stefan Papas,

Debtor.

Chapter: 13

Case No.: 19-15356-SLM

Hearing Date: April 22, 2020

Judge: Stacey L. Meisel

Recommended Local Form

 Followed Modified**ORDER VACATING AUTOMATIC STAY AND CO-DEBTOR STAY**The relief set forth on the following page is hereby **ORDERED**.**DATED: June 10, 2020**  
Honorable Stacey L. Meisel  
United States Bankruptcy Judge

Upon the motion of Specialized Loan Servicing LLC as servicing agent for MEB Loan Trust III (“movant”) under Bankruptcy Code section 362(d) for relief from the automatic stay and section 1301(c) for relief from the co-debtor stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant’s rights in the following:

**X Real property more fully described as:**

**ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF WAYNE,  
COUNTY OF PASSAIC, AND STATE OF NEW JERSEY BEING MORE  
PARTICULARLY DESCRIBED IN A DEED RECORDED IN BOOK 565 AT PAGE  
113 AMONG THE LAND RECORDS OF THE COUNTY SET FORTH ABOVE.**

**AKA 9 Marc Rd., Wayne, Passaic, New Jersey 07470.**

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff’s sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff’s sale (or purchaser’s assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

In re:  
Stefan Papas  
Debtor

Case No. 19-15356-SLM  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jun 11, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 13, 2020.

db +Stefan Papas, 9 Marc Road, Wayne, NJ 07470-3450

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 13, 2020

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 11, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor MEB Loan Trust III dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com

Elizabeth K. Holdren on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing eholdren@hillwallack.com, jhanley@hillwallack.com;hwbnkj@hillwallack.com

Gavin Stewart on behalf of Creditor Specialized Loan Servicing LLC as servicing agent for MEB Loan Trust III bk@stewartlegalgroup.com

Kevin Gordon McDonald on behalf of Creditor MEB Loan Trust III kmcdonald@kmllawgroup.com, bkgroup@kmllawgroup.com

Marie-Ann Greenberg magecf@magnettrustee.com

Richard James Tracy, III on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing rtracy@hillwallack.com,

tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com

Roman Akopian on behalf of Debtor Stefan Papas romanakopian.law@gmail.com

U.S. Trustee USTPRRegion03.NE.ECF@usdoj.gov

TOTAL: 8